

BROOKSFIELD

## 129 Bristol Street, St Albans

*Three Cottage Revival Homes located on a quiet street a short walk to Merivale Town Centre*





*Renders*








*An Artists Impression of Bristol Street Kitchens  
\*Render Includes Upgraded Specifications*


*General Information*

129 Bristol Street is another exceptional display of our Cottage Revival homes.

*Price List*

	 BEDROOMS	 BATHROOMS	 GARAGE	 SIZE	 PRICE
Cottage 1	3	2.5	Garage	116	\$1,060,000
Cottage 2	3	2.5	Garage	120	\$1,060,000
Cottage 3	2.5	1.5	Garage	98	\$975,000

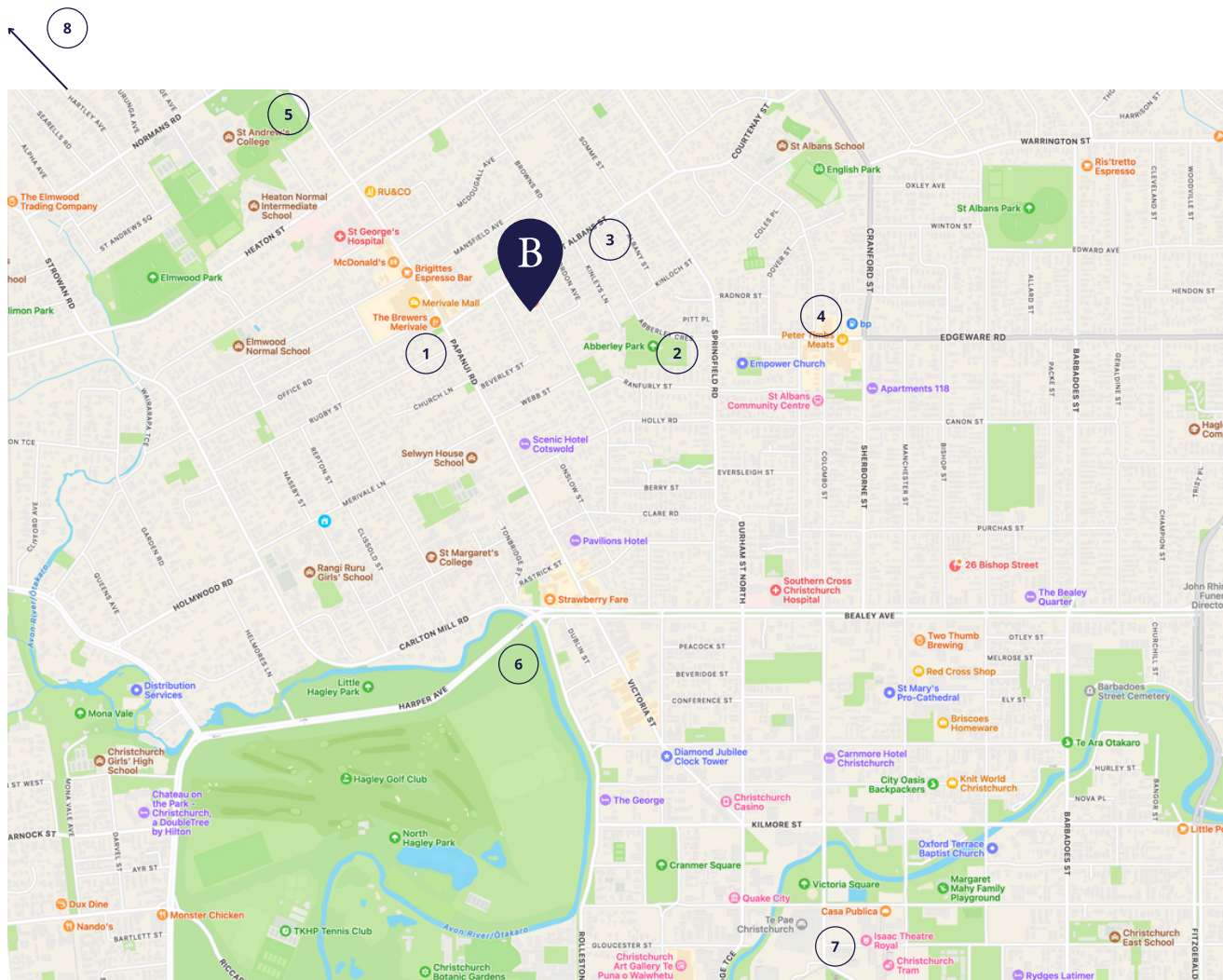
*Build time*

<i>Estimated Start</i>	<i>Estimated Completion</i>
December 2024	August 2025
 8 months	



# Location

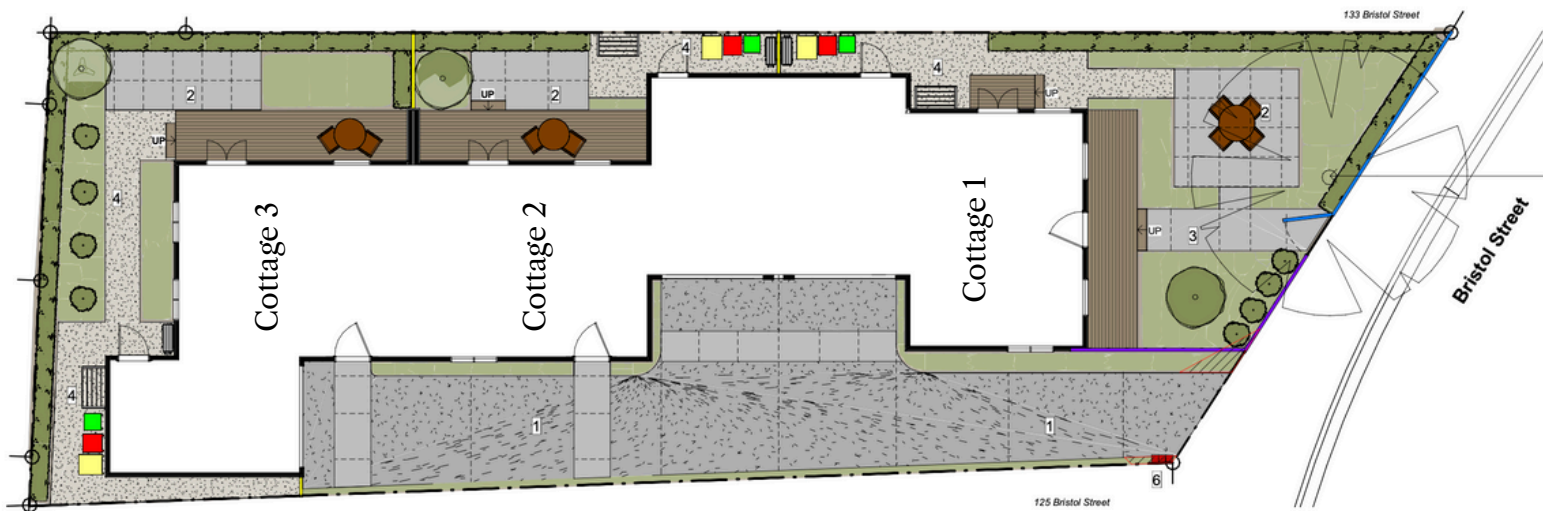
129 Bristol Street is another exceptional display, of our Cottage Revival Homes designed in London by renowned Ben Pentreath Architects. Located on a quiet side street just a 3 minute walk to Merivale shops and many other amenities in the area including parks, local cafes and schools.



- ① Merivale Shops - 350m
  - ② Abberley Park - 550m
  - ③ St Albans Shops - 500m
  - ④ Edgeware Shops - 800m
- ⑤ St Andrews College - 1.2km
  - ⑥ Hagley Park - 1.3km
  - ⑦ Christchurch Central City - 2.4km
  - ⑧ Christchurch International Airport - 8.5km



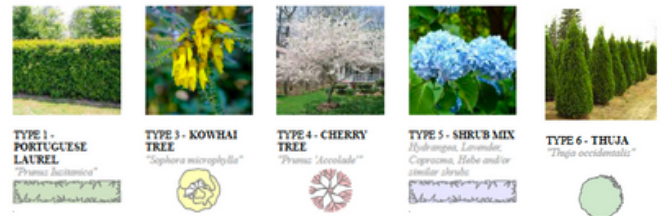
# Landscaping Plan



## Landscaping Legend

- |          |  |  |  |
|----------|--|--|--|
| <b>1</b> | Exposed aggregate driveway with bands of coloured concrete at key thresholds |  | Evergreen Hedge  |
| <b>2</b> | Coloured concrete patio  |  | Selected Chip (46.5m <sup>2</sup> )                              |
| <b>3</b> | Coloured concrete path   |  | Hardwood Deck (23.4m <sup>2</sup> )                              |
| <b>4</b> | Selected chip utility area   |  | Coloured Cut Concrete (44.5m <sup>2</sup> )                      |
| <b>5</b> | Lawn   |  | Exposed Aggregate Concrete (72.8m <sup>2</sup> )                 |
| <b>6</b> | Letterboxes  |  | Low Spec Fencing - 1800mm high rough sawn palings, no cap (6.2m) |
|          | Proposed Standard  |  | Mid Spec Fencing - 1800mm high dressed palings with cap (7.7m)   |
|          | Proposed Tree  |  | Picket Fencing - 1000mm high and painted white (6.1m)            |
|          | Garden Bed   |  | Fold-out Clothesline (1200mm x 600mm shown)                      |
|          |  |  | Pedestrian gate  |
|          |  |  | Step Location  |

## Plant Legend



# East & West Elevations

*Ground Floor Stud Height of 2.55m*

*First Floor Stud Height of 2.4m*

*Cottage One*



East/ Street elevation

*Cottage Three*



West elevation



# North & South Elevations

*Ground Floor Stud Height of 2.55m*

*First Floor Stud Height of 2.4m*

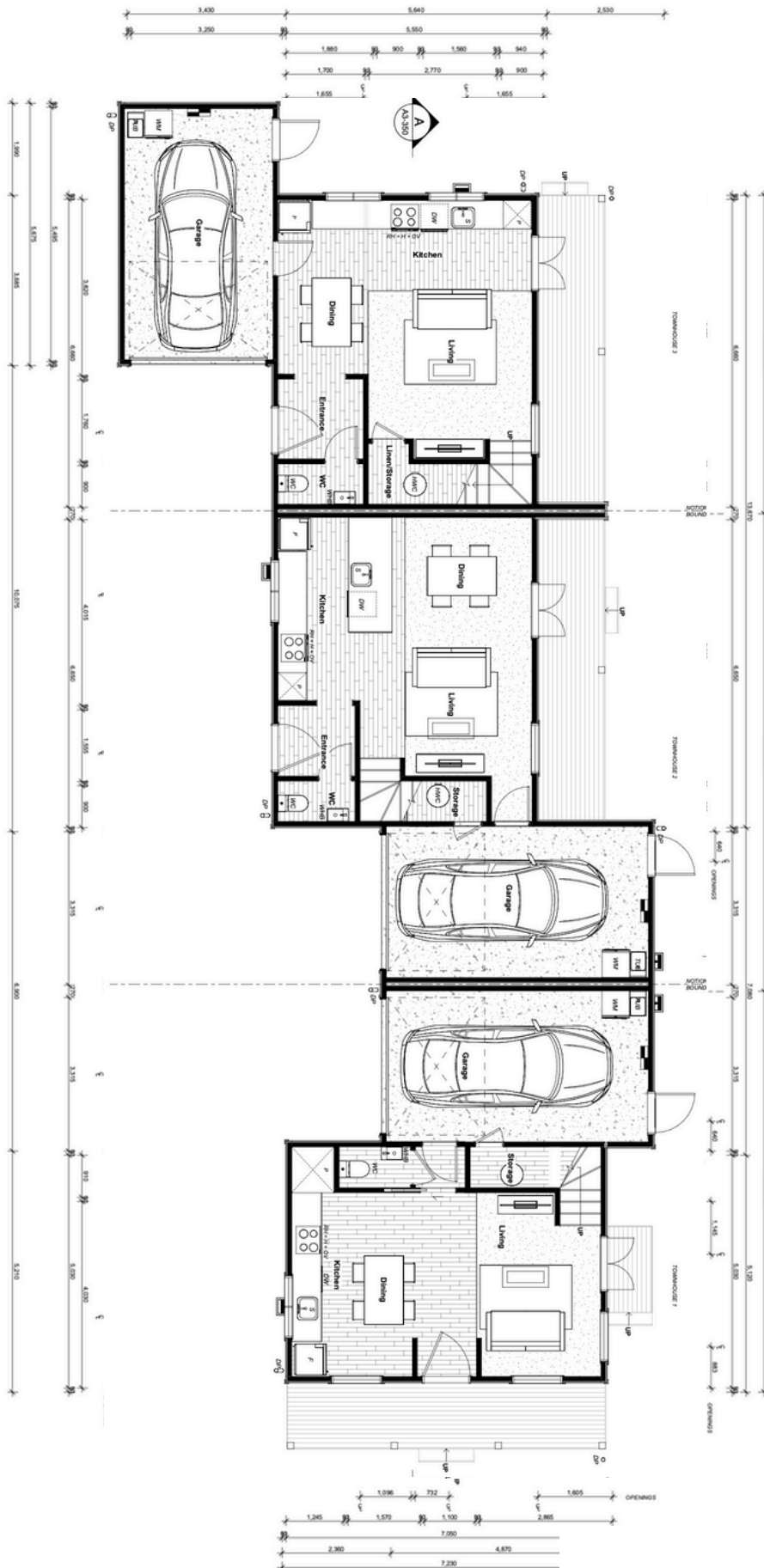


South elevation



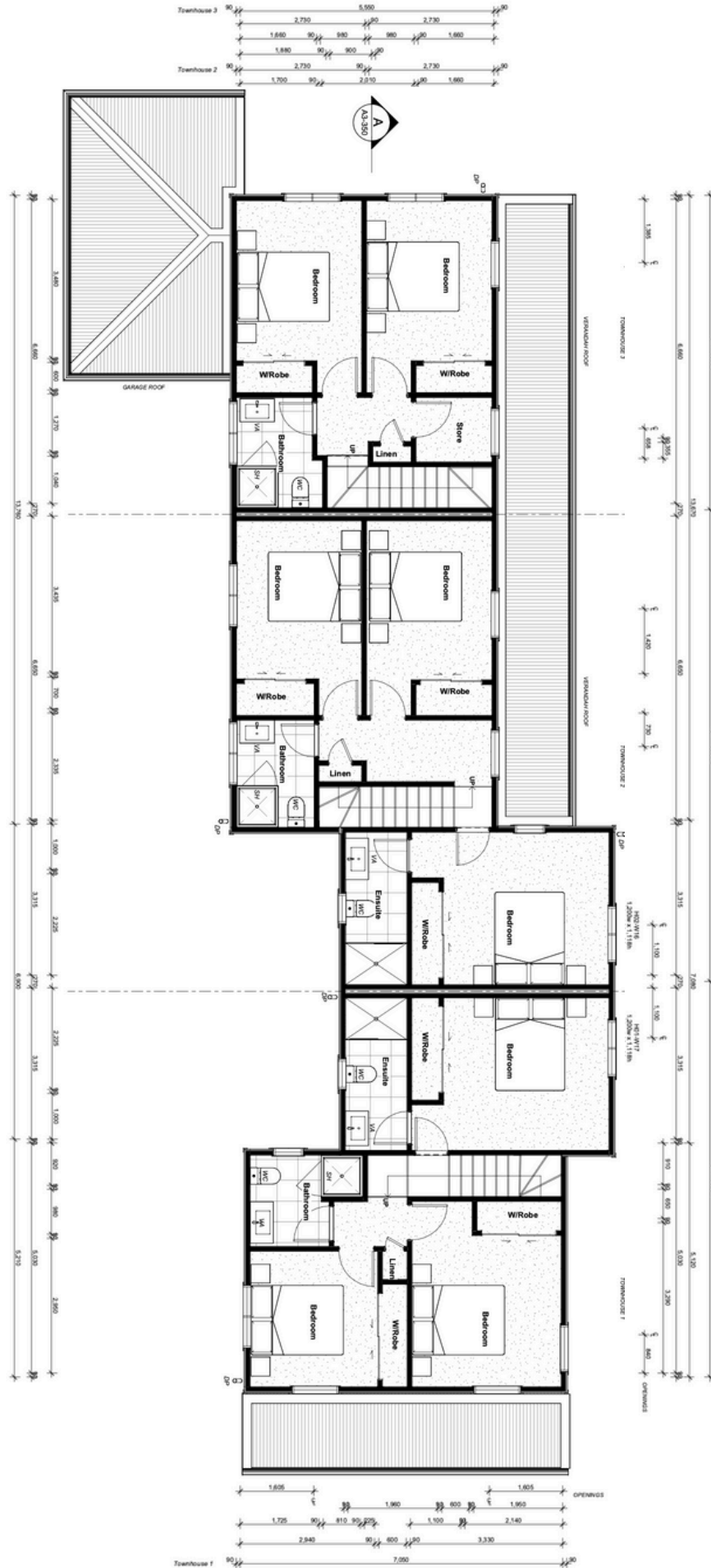
North elevation

# Ground Floor





# First Floor



# Floor Plans – Cottage 1



3



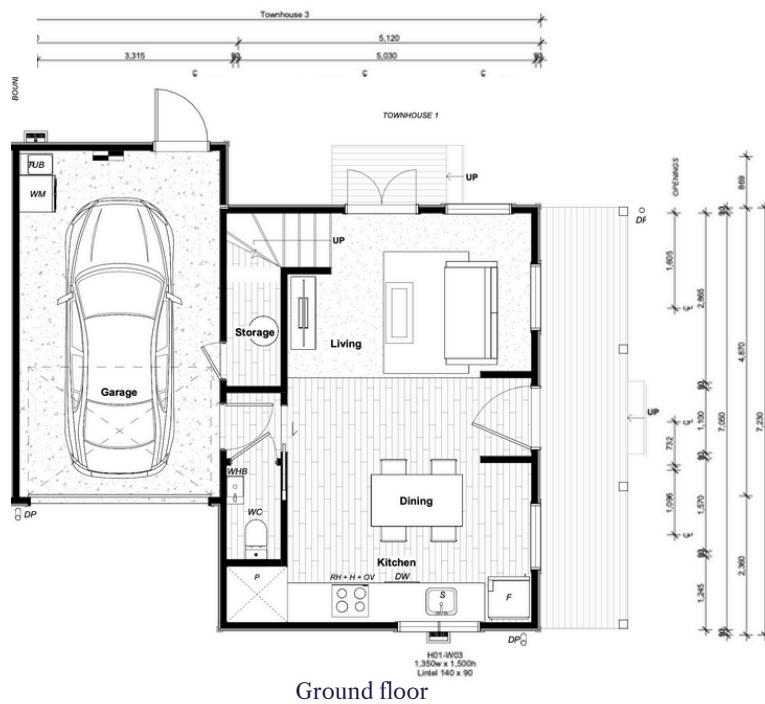
2.5



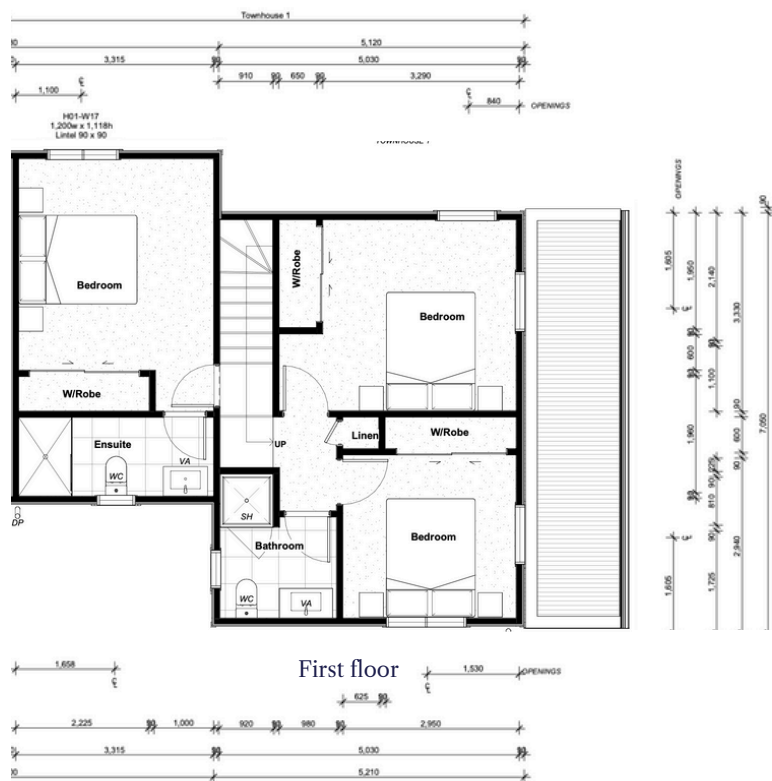
Garage



116sqm



Ground floor



First floor



# Floor Plans – Cottage 2



3



2.5



Garage



120sqm





## Ground floor

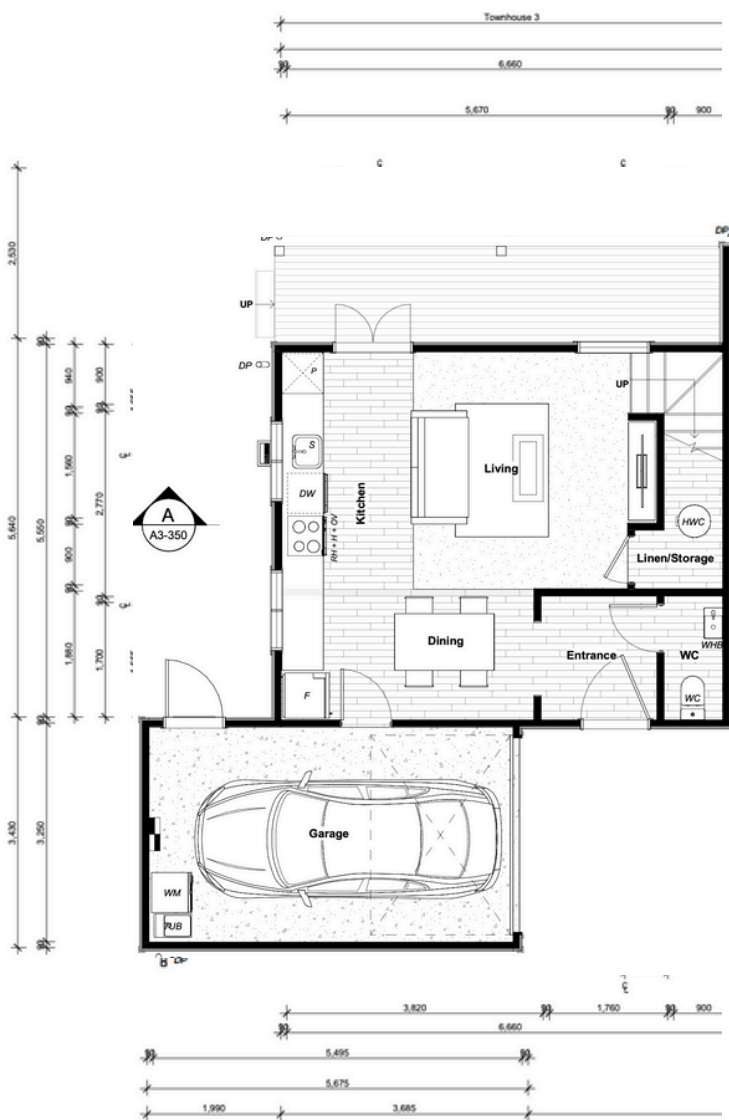


## First floor

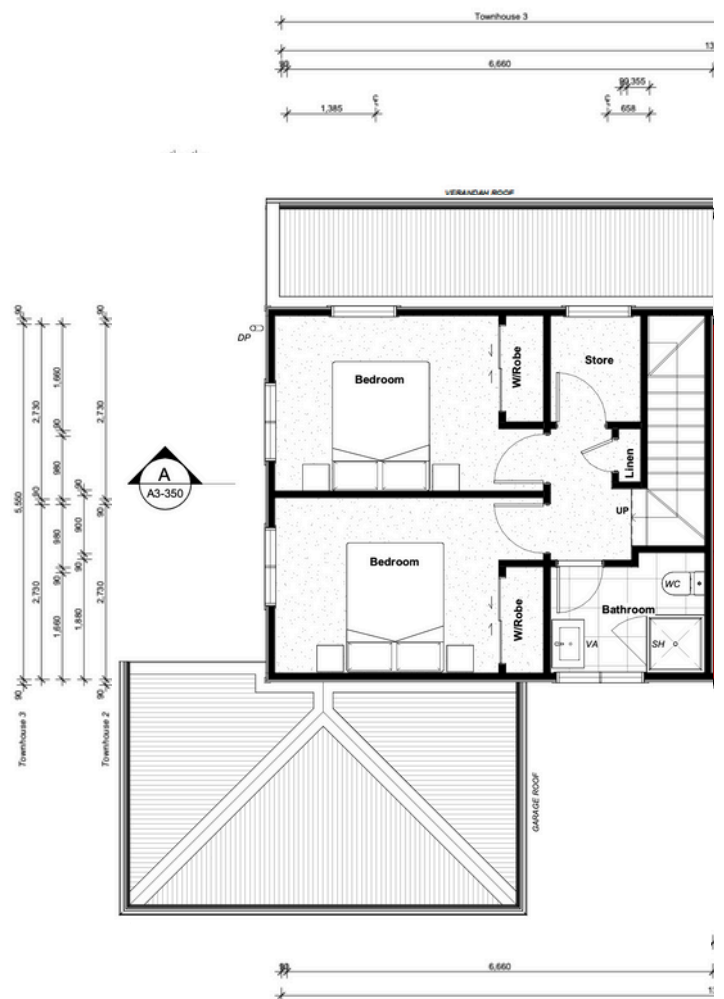


# Floor Plans – Cottage 3

-   
 2
-   
 2.5
-   
 Garage
-   
 98sqm



Ground floor



First floor



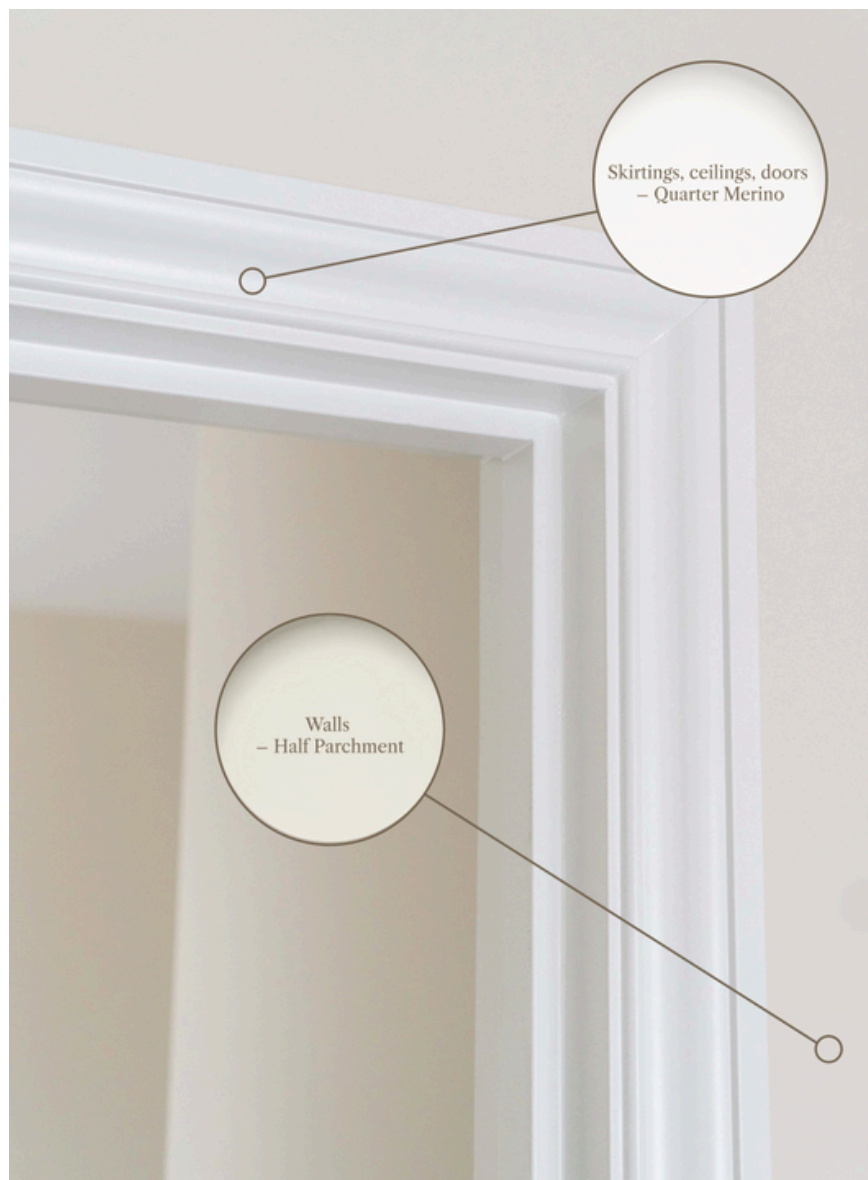
# Standard Interior Spec

## It's all in the details

*These homes are the latest in our series of 'Cottage Revival Homes'. Each home features well-thought-out spaces.*

The interiors of these homes are designed in a sympathetic way to the exteriors with large skirtings and architraves, colours are reasonably neutral but certainly with a cottage feel. At Brookfield we believe in using quality and sustainable materials so all of our homes come with low-VOC paint, tiled flooring, wool carpets and wool insulation as standard.

Note: All homes are sold as a turn-key package. Everything will be completed prior to handover including window furnishings and landscaping.



Skirtings, ceilings, doors  
– Quarter Merino

Walls  
– Half Parchment

*The homes come with a neutral colour palette for you to make your own*

# Standard interior spec



Kitchen/entrance Floor Tiles  
Forest Cedar



Carpet – Godfrey Hirst NZ wool  
Enchant 48 Stonehenge (Choice of 3 colours)



Bathroom Floor Tile  
Artisan Gris Matt



Kitchen tapware  
Posh Canterbury Sink Mixer



Splashback  
White Subway Tile



Cabinetry  
Melteca Warm White

Handles & Knobs  
Versailles Satin Black



Shower Mixer  
Posh Canterbury Mixer



Mirror  
Round with Demist Function



Toilet  
Nova Back-To-Wall



Vanity  
English Classic 700mm 2 Drawer

Shower Wall Tile  
Metro Gris

Tapware  
Posh Canterbury Basin Mixer

**Not Pictured:**

**Bathroom**

- Shower - Acrylic Tray & Glass Wall 900x900
- Shower - Posh Domaine Brass Rail Heated Towel Rail - Elan 7 Rail Warmer
- Heater - Serene 2068

**Insulation**

- Ceiling - Terra Lana Wool R3.6
- Walls - Terra Lana Wool R2.8
- Underfloor - R1.4 Polystyrene in Concrete Foundation

**Window Furnishings**

- Living Area Blinds - Roller Blinds
- Bedroom Blinds - Venetian Blinds

**Appliances & Chattels**

- Oven - Smeg SFA6500TVX
- Cooktop - Smeg Induction SI7643B
- Dishwasher - Fisher & Paykel Single Drawer DD60ST4NX9
- Range Hood - Applico Canopy Range Hood
- Heat Pump - 7.5kW Fujitsu/Daikin with Wi-Fi Control
- Smoke Alarms - Cavius Photoelectric Smoke Alarm

**Garage**

- Fully Carpeted

# Upgrade Options



Oak Flooring Upgrade

- Colorado Oak
- Congo Oak
- Riverside Oak



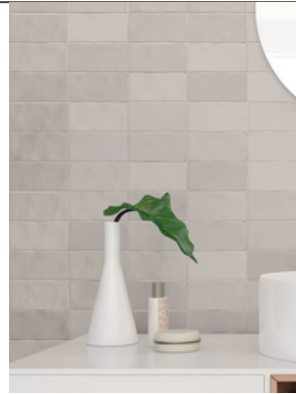
Door Handle Unlacquered Brass  
Iver Sarlat Levers On Plain Shouldered Long Plate



Butlers Sink  
Clotaire 500mm x 595mm



Traditional Beaded Board



Kitchen Splashback  
Fez Warm Matt



Shaker-Style Cabinetry

- Melteca Warm White
- Navy: Ink Breeze
- Green: Pistachio

Handles & Knobs  
Pictured: Tradco Unlacquered  
Solid Brass Cup and Knob



Kitchen Shelves



Brass Pendant



Kitchen Handles & Knobs

1. Standard: Versailles Cup & Knobs
2. Upgrade Option: Tradco Solid Handle and Knobs



Kitchen Tapware  
Perrin & Rowe Brushed Nickel - Ionian Two Hole Bench  
Mounted Mixer With White Porcelain Levers



# Solar panels. Save 50% of your power bill\*

*\*These homes feature our pre-installed system which will save you roughly 50% (+/-) on your power bill.*

The system we install in Brooksfeld homes includes an 'Enphase' individual inverter on each of the panels, meaning each panel works on its own without relying on the other panel's sun exposure or cleanliness.

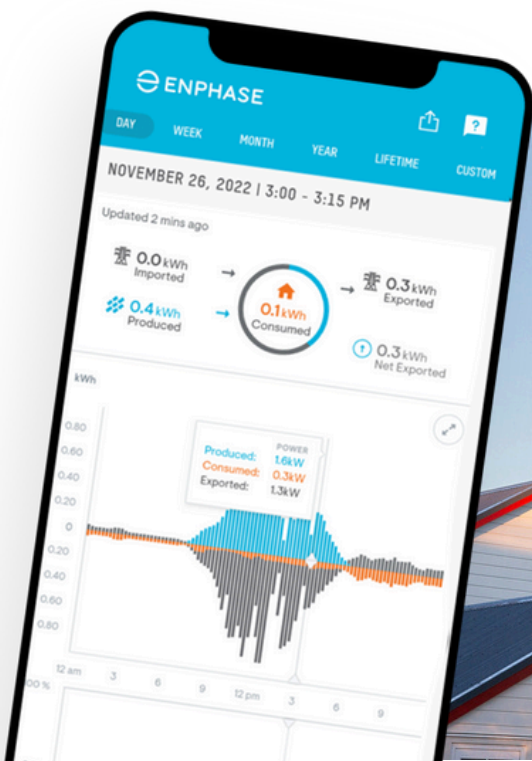
The solar power system installed in Brooksfeld homes features the latest in smart home technology. We also include a 'Green Catch Diverter' system which diverts excess power to the hot water cylinder before sending it back to the grid to sell, this is the most efficient way to use the power generated.

You can monitor and track the power produced and used as well as check to see how much power is being imported from and exported to the national grid. All you need is a wi-fi connection and the Enphase app.

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Each part of the system comes with a product warranty:

Green Catch Solar Diverter	5 years
Trina Vertex S 415watt all black	25 years
Enphase IQ7A Microinverter	10 years





# Your Rental Appraisal

21 March 2024



3



2.5



1

ADDRESS: Home 1 & 2 , 129 Bristol Street, St Albans

Thank you for the opportunity to provide a rental appraisal for the above property. We use the latest market insights, current available listings and recently rented statistics to provide you with a comprehensive appraisal.

After reviewing the provided information, I believe a fair market rent would be between **\$770 - \$800 per week** for an unfurnished, long-term rental.

Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

Ngaire Baker  
Senior Property Manager



# Your Rental Appraisal

21 March 2024



2.5



1.5



1

ADDRESS: Home 3, 129 Bristol Street, St Albans

Thank you for the opportunity to provide a rental appraisal for the above property. We use the latest market insights, current available listings and recently rented statistics to provide you with a comprehensive appraisal.

After reviewing the provided information, I believe a fair market rent would be between **\$670 - \$700 per week** for an unfurnished, long-term rental.

Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

Ngaire Baker  
Senior Property Manager



# YOUR RENTAL ASSESSMENT

28 AUGUST 2024

## 129 BRISTOL STREET, ST ALBANS

Thank you for the opportunity to provide a rental assessment on the property situated at **129 Bristol Street, St Albans (2 bed)**.

After viewing photographs and listing information I have compared this property to properties currently advertised, recently let and market rental statistics.

Based on this criteria, I believe that fair market rent would be between **\$600 - \$625** per week on the basis the property is rented unfurnished and for a long term tenancy.

If you have any questions about this assessment or want further information please contact Megan Looyer on **027 217 1273**.

## GRENADIER RENT SHOP

### EXPERIENCE THE DIFFERENCE

From the initial meeting time and care is taken to understand your needs and the goals you have for your investment so we can offer you a premium service personalised for what you want.

A strong focus is on the experience received by both the Property Owner and Tenant to ensure it is relevant and fits around your busy lifestyle.

Keeping your tenant happy is important to us as it works for you to reduce vacancies, minimise maintenance expenses and ensure your property is left in top condition. There are several tools and systems we have in place to ensure your property is compliant with current legislative changes and remains compliant in the future.



### MEGAN LOOYER

Business Development Manager

027 217 1273

megan.looyer@harcourts.co.nz

### GRENADIERRENTSHOP.CO.NZ

Grenadier Rent Shop Ltd. Licensed Agent REAA 2008

This report has been prepared based on information reviewed by Grenadier Rent Shop. It provides an indication only of the amount the subject property may rent for and is not a registered valuation. The rental income estimate is on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation and policies. You acknowledge that the information on which this report is compiled is sourced from third parties and the owner of the property, and, as such Grenadier Rent Shop makes no representation and gives no warranty either express or implied in relation to this report or the accuracy of the information contained herein. In particular, Harcourts Grenadier Rent Shop does not warrant the accuracy, reliability, or completeness or authorised use of the information provided in this report and does not accept liability for any omissions, misuse, inaccuracies or losses incurred, either directly or indirectly, by any person arising from or in connection with the supply or use of the whole or any part of this report. This report is solely to provide information to the property owner and /or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.



# YOUR RENTAL ASSESSMENT

28 AUGUST 2024

## 129 BRISTOL STREET, ST ALBANS

Thank you for the opportunity to provide a rental assessment on the property situated at **129 Bristol Street, St Albans (3 bed)**.

After viewing photographs and listing information I have compared this property to properties currently advertised, recently let and market rental statistics.

Based on this criteria, I believe that fair market rent would be between **\$700 - \$725** per week on the basis the property is rented unfurnished and for a long term tenancy.

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*About Brooksfeld* If you want the best homes, you need the best architects. That's why our homes are designed in London by renowned Ben Pentreath Architects.

*Why do we exist?*

Established in 2019, Brooksfeld began property development with a simple goal - create beautiful homes that people love. We do not use 'cookie cutter' designs. Each one of our developments is tailored to the site, suburb, and surroundings. We build Classical and Georgian, buildings and homes, as well as traditional cottages.

Over the past few years, we have fine-tuned our builds and are constantly looking for ways that we can better our designs to include more beautiful architectural details, durability and affordability.

*What makes Brooksfeld homes different?*


We believe that your home should bring a sense of pride every time you arrive home. We challenge ourselves to maximise space and inclusions in every home to suit contemporary lifestyles.

Inside every Brooksfeld home you'll find stone bench tops, tiled bathrooms, low-VOC paints and double glazed windows to name just a few of our premium features. It's all part of our commitment to creating beautiful and sustainable homes that exceed people's expectations without costing the earth.





BROOKSFIELD

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